

## NOTICE OF INITIAL STUDY

NOTICE IS HEREBY GIVEN that the City of Chula Vista is conducting an Initial Study to determine if the project identified and described below will have a significant impact on the environment. If the project may have a significant effect on the environment, an Environmental Impact Report will be prepared to evaluate the environmental consequences of the project. If the project will not have a significant environmental impact or if mitigation measures have been included in the project, which will avoid any significant impacts, a Negative Declaration or Mitigated Negative Declaration will be prepared.

This determination does not constitute approval or rejection of the project.

This Initial Study application, project description and other materials are on file and available for public review at the Chula Vista Planning & Building Department, Building 300, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910.

Any comments on this Initial Study must be presented in writing to the City of Chula Vista, 276 Fourth Avenue, Chula Vista, CA 91910, prior to 5:00 p.m. on March 30, 2011.

If you have any questions or comments on this Initial Study, please call Stan Donn, Senior Planner, in the Development Services Department at (619) 409-5953.

**Project Description:** Otay Ranch GDP and Village Two, Three and a Portion of Village Four SPA Plan amendments to: 1) increase authorized units within Village Two by 197 dwelling units within neighborhoods R-7A, R-9A, R-10A, R-28 and R-29; and 2) approve three new Tentative Maps to reflect the proposed SPA amendments.

**Project Location:** Otay Ranch Village Two Neighborhoods R-7A, R-9A, R-10A, R-28 and R-29. The project site is located south of Olympic Parkway, north of Santa Victoria Road west of Santa Venetia Street and east of Heritage Road.

**General Plan and Zoning:** The General Plan land use designation is Residential Low Medium and the Zone is Planned Community.

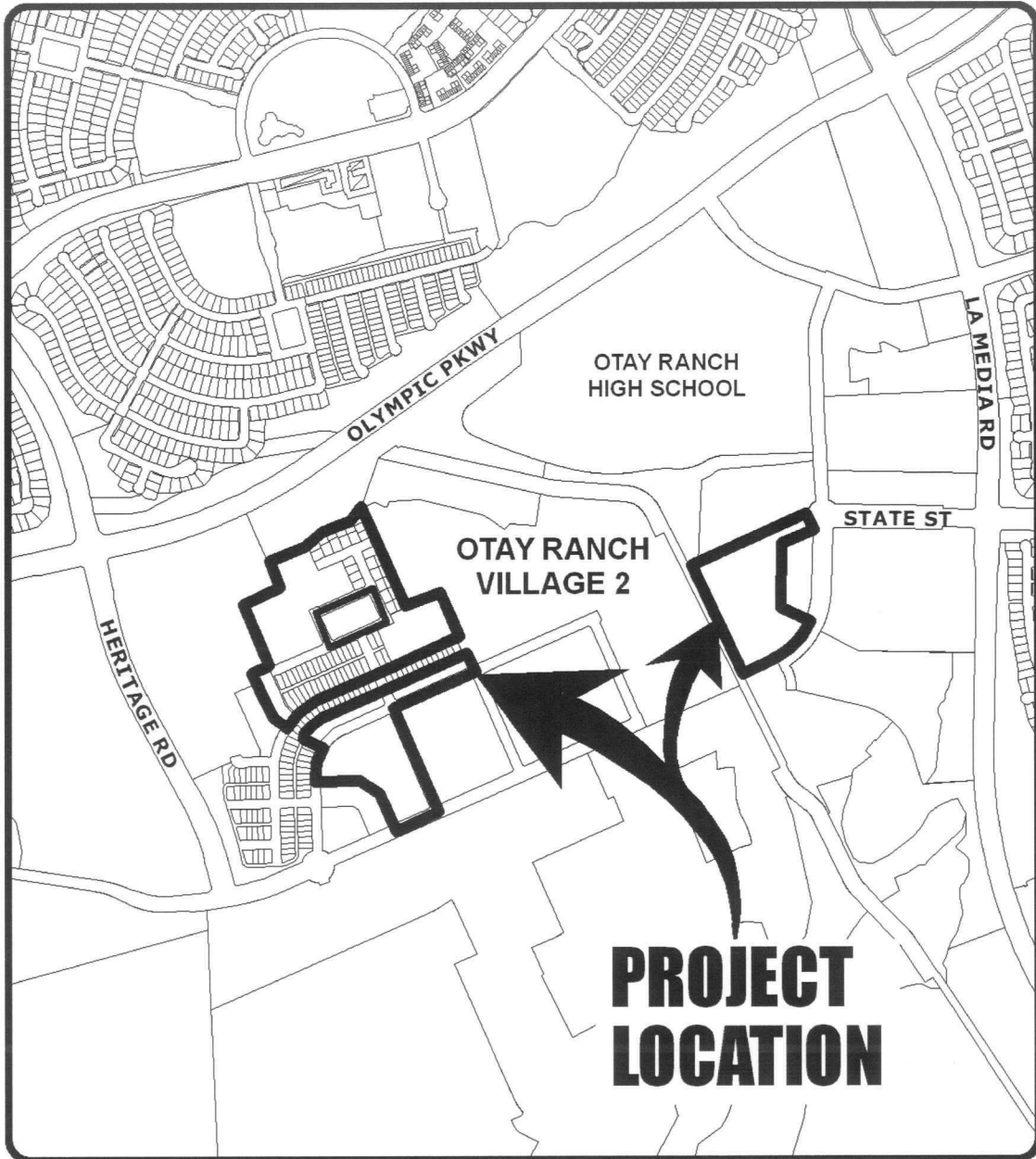
**Project Applicant:** Otay Ranch New Homes, LLC



Stan Donn, AICP  
Senior Planner

March 25, 2011  
Date

Case Number: IS-10-009



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